

CITY OF MONTEREY PARK  
DESIGN REVIEW BOARD AGENDA

**REGULAR MEETING**

**Monterey Park City Hall Council Chambers  
320 West Newmark Avenue  
Monterey Park, CA 91754**

**TUESDAY  
MAY 5, 2015  
7:00 PM**

**MISSION STATEMENT**

**The mission of the City of Monterey Park is to provide excellent services  
to enhance the quality of life for our entire community.**

Staff reports, writings, or other materials related to an item on this Agenda, which are distributed to the Design Review Board less than 72 hours before this scheduled meeting are available for public inspection in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours. Such staff reports, writings, or other materials are also on the City's website subject to staff's ability to post the materials before the meeting. The City's website is located at <http://ci.monterey-park.ca.us/home/index.asp>. Copies of staff reports and/or written documents pertaining to any item on the Agenda are on file in the Community and Economic Development Department – Planning Division and are available for public inspection during regular business hours.

**PUBLIC COMMENTS ON AGENDA ITEMS**

For members of the public wishing to address the Design Review Board regarding any item on this Agenda, including Oral Communications, please fill out a speaker card and return it to Planning staff before the announcement of the Agenda Item.

Speakers are provided five (5) minutes per individual on each published agenda item. Individual speakers may consolidate time with another speaker's time; the total consolidated time cannot exceed two (2) minutes per speaker giving up time. However in the interest of ensuring that all members of the Public have an equal opportunity to participate, a single speaker cannot speak for more than ten (10) minutes on an individual Agenda item. If there are a large number of speakers on a particular agenda item, the Chairperson, as confirmed by the Design Review Board, may reduce the amount of time allotted to each speaker or limit the total amount time allowed for speakers to address the agenda item. At the conclusion of that period of time, the speaker will be asked to please conclude their remarks so that the next speaker may begin their comments.

In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall, (626) 307-1359. Please notify the Community and Economic Development Department twenty-four hours prior to the meeting so that reasonable arrangements can be made to ensure availability of audio equipment for the hearing impaired. Council Chambers are wheelchair accessible.

**CALL TO ORDER – Vice-Chair Allen Wong**

**SWEAR IN**

**ROLL CALL – Member Wally Tsui, Eric Brossy de Dios, Joseph C. Reichenberger and Celeste Morris Nguyen**

**ELECTIONS**

## **AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS**

### **ORAL AND WRITTEN COMMUNICATIONS**

**MINUTES** – September 2, 2014 and September 16, 2014

#### **[1.] UNFINISHED BUSINESS**

##### **1-A. 521-633 NORTH ATLANTIC BOULEVARD – NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – HOTEL DEVELOPMENT – COURTYARD BY MARRIOTT (DRB-14-06)**

The applicant, Ethan Capital, LLC, is requesting design review approval for a new 6 stories, 288 rooms hotel at 521-633 North Atlantic Boulevard in the R-S, P-D (Regional Specialty, Planned Development) Zone.

As required by the California Environmental Quality Act (CEQA), the City prepared an Initial Study to determine what environmental impacts, if any, would be generated by the proposed project. Following the Initial Study, it was determined that although the proposed project could have a significant effect on the environment, there will not be significant effects in this case because revisions in the project have been made by or agreed to by the project proponent and a Mitigated Negative Declaration was prepared. Less than significant impacts with mitigations incorporated were identified in the areas of Air Quality, Cultural Resources, Hazardous Materials, Noise, and Transportation and Traffic. The mitigation measures relative to air quality, cultural resources, hazardous materials, and noise addresses actions that must be taken prior and during the construction process. On January 25, 2015, the Planning Commission reviewed and approved Precise Plan (PP-14-02) and the Initial Study/Mitigated Negative Declaration to construct a new 6-story, 288-room hotel and Conditional Use Permit (CUP-14-09) to allow general on-sale of alcohol in conjunction with the operation of the new hotel.

It is recommended that the Design Review Board consider taking the following actions:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-15-07), subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

##### **1-B. NEW CONSTRUCTION LESS THAN 10,000 SQUARE FEET – 795 WEST GARVEY AVENUE (DRB-13-11)**

The applicant, Patrick Chiu, on behalf of the property owners, is requesting design review approval for a new one-story, 5,250 square feet commercial building at 795 West Garvey Avenue in the R-S, P-D (Regional Specialty, Planned Development) Zone.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-13-11), subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

**[2.] NEW BUSINESS**

**2-A. EXTERIOR REMODEL NO INCREASE IN SQUARE FOOTAGE – 221 NORTH ATLANTIC BOULEVARD (DRB-15-13)**

The applicant, Michael Chang of Superco, is requesting design review approval for an exterior remodel with no increase in square footage at 221 North Atlantic Boulevard in the R-S (Regional Specialty) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303 (New Construction or Conversion of Small Structures).

It is recommended that the Design Review Board consider taking the following actions:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-15-13), subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

**2-B. NEW 2-STORY SINGLE-FAMILY DWELLING WITH AN ATTACHED 2-CAR GARAGE – 541 CECIL STREET (DRB-14-11)**

The applicant, Al Maciel, on behalf of the property owner, is requesting design review approval for the construction of a new 2,499 square foot 2-story single-family residential dwelling with an attached 2-car garage at 541 Cecil Street in the R-2 (Medium-Multiple Residential) Zone.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-14-11), subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.


**[3.] BOARD MEMBERS COMMUNICATIONS AND MATTERS**

**[4.] ITEMS FROM STAFF**

**ADJOURN:**

To the next regularly scheduled meeting on May 19, 2015.

APPROVED BY:

MICHAEL A. HUNTLEY	
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# Design Review Board Staff Report

**DATE:** May 5, 2015

**AGENDA ITEM NO:** 1-A

**TO:** Design Review Board

**FROM:** Michael A. Huntley, Community and Economic Development Director

**BY:** Samantha Tewasart, Senior Planner

**SUBJECT:** New Construction Greater than 10,000 Square Feet – Hotel Development – Courtyard by Marriott – 521-633 North Atlantic Boulevard (DRB-15-07)

## **RECOMMENDATION:**

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-15-07), subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

## **EXECUTIVE SUMMARY:**

The applicant, Ethan Capital LLC, is requesting design review approval to construct a new 6-story, 288-room hotel at 521-633 North Atlantic Boulevard.

The subject property is located on the southwest corner of West Hellman Avenue and North Atlantic Boulevard. The property is zoned R-S, P-D (Regional Specialty, Planned Development) and the General Plan land use designation is Mixed-Use I (MU-I). The project site is comprised of four parcels totaling 93,218 square feet (2.14 acres) in size. The lot at the corner of the Hellman Avenue and Atlantic Boulevard is currently vacant, south of the vacant lot is a one-story auto repair building, followed by a vacant one-story commercial building that was previously occupied by a bank, and a one-story car wash.

North of the subject property are West Hellman Avenue, the Interstate 10 Freeway, and the City of Alhambra, south is a two-story, multi-tenant commercial building (Shun Fat Supermarket), east are North Atlantic Boulevard and the Atlantic Times Square development, and west are R-2 (Medium Density Residential) zoned lots.

### Background

This project was presented to the Design Review Board for preliminary comments on November 4, 2014. On January 25, 2015, the Planning Commission reviewed and approved Precise Plan (PP-14-02) to construct a new 6-story, 288-room hotel and Conditional Use Permit (CUP-14-09) to allow general on-sale of alcohol in conjunction with the operation of the new hotel.

This application was brought before the Design Review Board at the meeting of March 17, 2015 and was continued due to lack of quorum. On April 7<sup>th</sup> and April 21<sup>st</sup>, 2015 the applicant requested a continuance due to scheduling conflicts and the need for additional time to clarify some project details, respectively.

### Project Description

The proposed project will be a 6-story, 210,390 square foot hotel. The proposed floor area ratio will be 2.25, which is allowed by the Planned Development Overlay Zone per Monterey Park Municipal Code (MPMC) § 21.14.110. The ground floor of the project includes a one level of lobby area with a lounge and 6,200 square feet retail space, and five levels of hotel rooms above two levels of subterranean parking. The project includes 288 hotel rooms and 365 parking spaces.

### Architecture

The proposed architectural style is a modern interpretation of a traditional style incorporating modern finishes and materials. The building mass will be articulated with architectural elements, such as a porte-cochere, wall off-sets, and recessed windows and entries. The building design features the use of La Habra smooth stucco painted in a combination of Benjamin Moore earth tone colors, including Monterey White, Monroe Bisque, Stampede, and Super White, precast concrete in Olive, a metal canopy panel system powder-coated Bone White. The spandrels will be powder-coated a grayish blue.

Consistent with the P-D Overlay Zone requirements, at least 75 percent of the first floor building frontage along Atlantic Boulevard will be comprised of clear fenestration (store windows and doors). The frontage along Atlantic Boulevard is approximately 630 feet. The north, south, and east elevations will be predominately glass. The storefront mullions will be Renaissance Silver and the glass will be insulated clear glass. The combination hipped mansard roof will be standing seam, powder-coated dark grey (Bistro Bronze).

The project site is 2.14 acres and is adequate in size for the proposed project. The project will have a quality design, architecture, and site amenities. To help ensure its compatibility with surrounding land use, the building will be articulated and setback so it will not overwhelm adjacent properties and the public right-of-way. Specifically, the building will be setback 47 feet from the west property line. Additionally, a 6 foot tall decorative block wall will be constructed along the west property line and 15 foot tall

trees will be planted along the west property line. Furthermore, decorative metal window sunshades have been designed into the west building elevation to limit the sight-lines of the hotel rooms onto the adjacent residential properties to the west.

### Landscaping

The project will provide a 19 foot to 34 foot wide pedestrian realm along North Atlantic Boulevard, per MPMC § 21.14.090(C). The pedestrian realm includes private and public property (i.e., parkway, sidewalk, and landscaped areas). The purpose of the pedestrian realm is to create a pedestrian-friendly environment by providing amenities like landscaping, street furniture, and signage. A 3 foot wide dedication will be provided on Atlantic Boulevard in front of the project site to allow for the creation of a new third southbound lane and construction of new sidewalks, curbs, and gutters. Additionally, an outdoor patio area will be provided to serve as public gathering place.

The proposed landscaping is comprised of a mixture of drought tolerant and California native trees and shrubs. The ground level landscape plan shows the location of all plants and enhanced accent paving that will be provided on the property.

The primary focal feature of the project will be the porte-cochere. Date Palms and Queen Palms will be planted in the parkway and along the front elevation of the building. String lights will be strung across the Palm trees over the driveway at the southern portion of the lot. On both sides of the front entrance will be a water feature and Chinese Flame Trees will be provided in a raised integral color concrete seat-wall planter. Also, around the front entrance area will be tall decorative pottery and enhanced accent paving in a diamond pattern. The developer will work with the Public Works Department on the planting design in the parkway and center street median. Green screen metal trellises will be installed along the center portion of the rear elevation.

The secondary focal feature will be the outdoor terrace area at the corner of the property and along the northern portion of Atlantic Boulevard. At the corner will be a decorative fountain water feature, a combination of Date Palms and Queen Palms, and outdoor seating.

The third public gathering area will be the second level pool deck. A raised planter and a green screen metal trellis will be constructed along the western edge of the deck. The planter will be planted with Palm trees. Decorative pottery with accent planting will be provided throughout the deck area. The flooring on the deck will be color scored concrete paving. The amenities provided on the second level deck will be a pool and spa, a decorative water feature, outdoor seating, wood benches with trellis canopies, a fire pit, outdoor bar, shaded cabanas, and outdoor media and T.V. lounge.

### Signage

Currently, signage is not a part of the proposed project. However, any new wall sign or monument sign will be brought before the Design Review Board for review and approval.

**CONCLUSION:**

Staff believes that the proposed modern interpretation of a traditional style is appropriate for the subject property. The property is located in the P-D (Planned Development) Overlay Zone which allows for flexibility in design where superior quality attainment can be enhanced by such flexibility. The proposed project will be a hospitality development with a retail use. The project as proposed is consistent with the General Plan's vision for the North Atlantic area anticipating development at the height and floor area ratio proposed for the project.

Also, according to the General Plan Land Use Element, the intersection of Hellman Avenue and Atlantic Boulevard is identified as one of the gateways into Monterey Park. The City has the opportunity to improve its overall image by capitalizing on the quality of its best parts, improving its public rights-of-way, and enhancing development standards for new construction and redevelopment. Staff believes that the proposed project accomplishes the goals and intent of the P-D Overlay Zone.

The proposed colors and finishes are high quality and compatible with the surrounding properties. Additionally, the use of drought tolerant California native plants helps to enhance the building design. The ground floor design encourages pedestrian interaction. The storefront will have visual interest and the front entrance will be highlighted by water features, plants and enhanced accent paving. In summary, the proposed hotel and quality contemporary design is consistent with the General Plan which identifies the community's commitment to high quality design and development.

**Environmental Assessment**

As required by the California Environmental Quality Act (CEQA), the City prepared an Initial Study to determine what environmental impacts, if any, would be generated by the proposed project. Following the Initial Study, it was determined that although the proposed project could have a significant effect on the environment, there will not be significant effects in this case because revisions in the project have been made by or agreed to by the project proponent and a Mitigated Negative Declaration was prepared. Less than significant impacts with mitigations incorporated were identified in the areas of Air Quality, Cultural Resources, Hazardous Materials, Noise, and Transportation and Traffic. The mitigation measures relative to air quality, cultural resources, hazardous materials, and noise addresses actions that must be taken prior and during the construction process.

Respectfully submitted,



Michael A. Huntley  
Community and Economic Development Director



Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Site, floor, and elevation plans
- Exhibit C: Color elevations
- Exhibit D: Existing site photographs



# EXHIBIT A

Conditions of Approval

## **CONDITIONS OF APPROVAL:**

1. All work performed must be in substantial conformance with plans date-stamped September 18, 2014, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval for the design of a new mixed-use development is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. All mechanical equipment located on the roof or at grade must provide adequate screening from public rights-of-way and adjacent properties through the use of parapets or a solid, non-combustible material, screening material. At the time of plan check the property owner/applicant must submit a site plan that shows the location of all the mechanical equipment. The backflow device must be placed within the ground floor outdoor dining area behind the building west elevation wall. Such screening may either be painted to match the exterior color of the building or treated as an architectural feature, subject to the review and approval of the Planner.
10. All Landscaped areas must be installed and properly maintained at all times.
11. The sidewalk materials and parkway landscaping within the City's public right-of-ways are subject to the approval of the Public Works Department. A revised site plan must be submitted to the Public Works Department depicting the sidewalk materials

and parkway landscaping, subject to the review and approval of the Public Works Department.

12. At the time of plan check submittal the property owner/applicant must submit a plan that shows how the water fountain features will use a water softener or grey water treatment system to prevent hard water stains, subject to the review and approval of the Planner. The water treatment system must be installed at the time of final inspection.



# Design Review Board Staff Report

**DATE:** May 5, 2015

**AGENDA ITEM NO:** 1-B

**TO:** Design Review Board

**FROM:** Michael A. Huntley, Community and Economic Development Director

**BY:** Samantha Tewasart, Senior Planner

**SUBJECT:** New Construction Less than 10,000 Square Feet – 795 West Garvey Avenue (DRB-13-11)

## **RECOMMENDATION:**

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-13-11), subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

## **EXECUTIVE SUMMARY:**

The applicant, Patrick Chiu, on behalf of the property owners, is requesting design review approval for a new one-story, 5,200 square feet commercial building at 795 West Garvey Avenue.

## **ANALYSIS:**

The proposed project was first presented to the Design Review Board at the meeting of August 20, 2013 (Exhibit B). At the meeting, the Board expressed some concerns with the project design and requested that the applicant make several revisions to the project. One of the major concerns was with the building location. The proposed location was at the northern portion of the lot. The Board recommended that the building be relocated to the southwestern portion of the lot in order to provide building frontage at West Garvey Avenue and North Atlantic Boulevard.

Other comments provided by the Board included identifying the height of the roof parapet walls to show that the roof mounted mechanical equipments will be fully screened and providing elevation details for the trash enclosure.

Since the meeting, the applicant has made the recommended changes to the project. Additionally, the building elevations have been revised so that at least 75 percent of the

building frontages will be comprised of clear fenestration (store windows and doors), per Monterey Park Municipal Code (MPMC) § 21.14.090(C), (5), (e).

The project was then brought back to the Design Review Board at the meeting of November 4, 2014, but was continued due to a lack of quorum. On November 18, 2014, the Design Review Board reviewed the project and again recommended a few design changes to the proposed project and continued the application. At that meeting, the Board requested that the main entrance be re-oriented to face the intersection of West Garvey Avenue and North Atlantic Boulevard. Also, the project required more articulation and outdoor seating areas for future retail eating establishments. Lastly, the Board requested that the utility area be included on the site plan. Again, the applicant made the recommended revisions to the project.

Since November 2014, several larger scale projects have been reviewed by the Design Review Board. Staff recommended to the applicant to consider incorporating some of the design features of the larger scale projects for a more consistent look at the intersection of North Atlantic Boulevard and West Garvey Avenue. Following the continuance, the applicant redesigned the proposed architectural style to include more articulation, metal canopies, and tile veneer at the base of the building.

Staff believes the proposed revisions to the building elevations are more appropriately designed for the site. North Atlantic Boulevard and West Garvey Avenue is a highly traversed intersection by both vehicle and pedestrian traffic. The intersection functions as a gateway into Monterey Park traveling eastbound on Garvey Avenue and is one of the more prominent commercial intersections in the City. The newly proposed location will allow the building to have greater visibility from all angles of the property. Also, the revised building design is more in-line with the architectural style intended for the intersection per the Planned Development Overlay Zone.

#### Architecture

The proposed architectural style will be modern. The building will be rectangular-shaped with a diagonal front entrance facing the intersection of North Atlantic Boulevard and West Garvey Avenue and articulations on all four elevations. The elevations will consist of light beige (Dunn Edwards – DE143 Shady) and brown (DE – 947 Supreme) smooth stucco walls, accented with horizontal metal panels (MBCI Master Line 16 panels) powder coated light grey (DE – 1082 Ashes of Hope) and metal canopies powder coated dark grey (DE – co2 Dark Earth). The base of all four elevations will have dark grey tile veneer (Eleganza Metro Grigio). The building height will be 23 feet at the highest point. The north and south elevations will have 10 feet high clear glass storefronts with brush aluminum mullions, while the east and west elevations will have 6 feet 6 inches high clear glass windows with aluminum mullions. Modern exterior light fixtures (Kichle Tremillo Black 14 ½ inch) will be installed at all building entrances.

#### Landscaping

##### West Garvey Avenue

Along West Garvey Avenue, the building will be setback 4 feet from the south property line to provide a 15 feet wide pedestrian realm on West Garvey Avenue, per MPMC § 21.14.090(C). The pedestrian realm includes private and public property (i.e., parkway, sidewalk, and landscaped areas). The purpose of the pedestrian realm is to create a pedestrian-friendly environment by providing amenities like landscaping, street furniture, and signage. Within the 4 feet setback area will be a planter that will be planted with a combination of shrubs and groundcover, including Green Columnar Juniper, Foxtail Fern, Daylily, Blue Lily of the Nile, and French Lavender.

#### North Atlantic Boulevard

At North Atlantic Boulevard, the building will be setback 17 feet 10 inches from the west property line and a 1,044 square feet outdoor seating area will be provided. A 3 feet tall black wrought iron guardrail will be installed around the outdoor seating area. The perimeter of the outdoor seating area will be planted with a combination of trees, shrubs and groundcover, including two 36-inch box size Forest Pansy Redbud trees, two 24-inch box size Southern Magnolia trees, one 24-inch box size Laurus Saratoga tree, Meidilan Rose shrubs, Pink Lady Indian Hawthorn, French Lavender, Blue Lily of the Nile, Daylily, Magenta Rockrose, and Variegated Carmel Creeper. At the center of the outdoor seating area will be red color concrete and benches. A condition of approval has been included to require a decorative paved surface instead of the red color concrete, subject to the review and approval of the Planner.

The parking spaces provided at the western portion of the lot will be setback 13 feet 6 inches from the west property line and North Atlantic Boulevard. Within the setback area will be the same plant palette and a 4-foot wide walkway. A condition of approval has been included to provide a bus shelter instead of a 4-foot wide walkway and landscape to be planted around the bus shelter, subject to the review and approval of the Planner.

#### Throughout Parking Area

The same plant palette will be planted around the perimeter of the property. A condition of approval has been included to require all the raised planter curbs to have rounded corners instead of sharp angular corners. Wax Leaf Privet will be planted east and south of the trash enclosure to screen and soften the appearance of the enclosure.

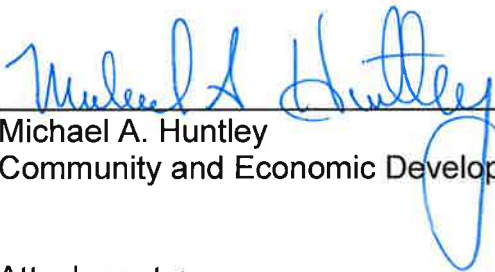
#### **CONCLUSION:**

Staff reviewed the application and believes the proposed project is appropriately designed for the site, compatible with the surrounding commercial properties and consistent with the P-D Overlay Zone. The project architect has incorporated the Design Review Board's previous comments and staff believes that this is a much superior design to the previous iterations of the project. The proposed architectural style is modern with varying architectural features and exterior finishes that help to break up the building walls. At this time, signage is not a part of the proposed project; however, any signage proposed on the building will be subject to the review and approval of the Design Review Board.

**Environmental Assessment**

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303 (New Construction or Conversion of Small Structures) and § 15332 (In-Fill Development Projects).

Respectfully submitted,



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Michael A. Huntley  
Community and Economic Development Director

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Design Review Board Staff Report, dated August 20, 2013
- Exhibit C: Design Review Board Staff Report, dated November 18, 2014
- Exhibit D: Site, Floor, and Elevation Plans
- Exhibit E: Color Elevations and Planting Palette
- Exhibit F: Existing Site Photographs



# EXHIBIT A

Conditions of Approval

**CONDITIONS OF APPROVAL:**

1. All work performed must be in substantial conformance with the colored elevations and samples date-stamped April 28, 2015 unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of Monterey Park Municipal Code (MPMC) § 21.36.120.
2. Quality of all finished work must be per planner's approval before approval from Planning on building permit final.
3. All buildings or structures on the property must remain free of graffiti. Failure of the property owner to remove any graffiti, upon 24 hours written notice by the City, must authorize the City to remove or mask said graffiti at the cost of the property owner.
4. The property must be kept free of trash and debris at all times.
5. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
6. This design approval for a new one-story commercial building is not an approval of building permits, which must be applied for separately with the Building Division.
7. When the use is discontinued, the business owner and/or property owner must remove all signage and repair/repaint any affected surfaces within 30 days.
8. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
9. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
10. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
11. Clearly portray the location, coverage and specifications of the permanent automatic irrigation system on an irrigation plan to be submitted at time of plan check.
12. At the center of the outdoor seating area, a decorative paved surface must be provided instead of red color concrete, subject to the review and approval of the Planner.

13. In the landscape area at North Atlantic Boulevard, provide a bus shelter instead of a 4-foot wide walkway and landscape around the bus shelter, subject to the review and approval of the Planner.

## EXHIBIT B

Design Review Board Staff Report, dated August 20, 2013



## DESIGN REVIEW BOARD STAFF REPORT

ITEM  
NUMBER

3

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**TO:** Design Review Board

**FROM:** Lead Planner/Economic and Development Special Projects Manager

**MEETING DATE:** AUGUST 20, 2013

**CASE NUMBER:** DRB-13-11

**SUBJECT:** NEW CONSTRUCTION LESS THAN 10,000 SQUARE FEET – NEW ONE-STORY COMMERCIAL BUILDING

**LOCATION:** 795 W Garvey Avenue

**APPLICANT:** Patrick Chiu  
320 W Clary Avenue  
San Gabriel Ca 91776

**PROJECT PLANNER:** Samantha Tewasart  
Acting Senior Planner

**RECOMMENDATION:** After holding the public meeting, approve DRB-13-11 subject to conditions contained herein.

### ENVIRONMENTAL ASSESSMENT:

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303 (New Construction or Conversion of Small Structures) and § 15332 (In-Fill Development Projects).

## **REVIEW AND REPORT:**

The applicant, Patrick Chiu, is requesting design review approval for a new one-story, 5,000 square feet commercial building at 795 W Garvey Avenue. The subject property is located at the northeast corner of West Garvey Avenue and North Atlantic Boulevard. The property is zoned R-S, P-D (Regional Specialty, Planned Development) and designated Mixed-Use (MU-I) in the General Plan. The lot is 17,870 square feet in size. The property is surrounded by commercially zoned lots to the north, east, south, and west.

The property is currently developed with a vacant gas station comprised of two canopies and a one-story minimart with three attached auto service bays. The property is accessible from four driveways, including two driveways on Atlantic Boulevard and two driveways on Garvey Avenue. The applicant proposes to demolish all the structures on the lot and construct a new one-story, 5,000 square feet commercial building at the northern portion of the lot.

According to the R-S zone, lots more than 10,000 square feet and less than 20,000 square feet in size are permitted a maximum floor area ratio of 50 percent of the lot area. In this case, the maximum floor area permitted is 8,935 square feet, which is greater than the proposed 5,000 square feet. The maximum building height permitted in R-S zone is 40 feet or 5 stories and the proposed building is one-story.

According to the site plan, the driveway in front of the proposed building is 20 feet wide, which does not meet the minimum 26 feet width requirement for commercial driveways, according to Monterey Park Municipal Code (MPMC) § 21.22.160. The site plan must be revised to provide the required 26 feet driveway width. The proposed parking will be located south of the proposed building. The number of minimum required parking spaces is determined by the proposed square footage of the use. The number of minimum required parking spaces for this proposed 5,000 square feet commercial building is 20 spaces and 29 spaces are provided.

The overall design of the building has a modern style. The proposed building will be rectangular shaped with horizontal decorative elements and vertical articulations. The building height will be 20 feet at the highest point. The proposed building elevations will consist of light grey walls decorated with horizontal dark grey bands and two vertical maroon articulations at the west and east ends. The exterior wall colors to be used are "Swiss Coffee" (Dunn Edwards - DE836) which will be the primary color, "Natural Grey" (DE1072 L1) which will be used as accents along upper section of each walls, and "Clove Park" (DE918U1) which will be used to color two vertical articulations. The south and east elevations will be provided with 11 feet high glass windows grid lines and doors, and a black metal canopy over the windows, which will feature the entrances and storefront.

According to the landscape plan, the main proposed landscape area is located along four boundaries of the lot, and distributed in the surface parking area. The landscape area will be 1,690 square feet in size. According to MPMC § 21.22.270, a parking lot area with more than five spaces requires at least 10 percent of the parking area to be landscaped, so the minimum landscape area for this lot is 1,280 square feet. The proposed landscape area within 10 feet perimeter of the parking area will be 1,510 sq ft in size, which takes up 89 percent of the total landscape area. According to MPMC § 21.22.270, more than 60 percent of the total landscape area should be located within 10 feet perimeter of the parking area. The proposed planting bed with groundcovers along the lot boundary has a width of 3 feet and will be planted with 5-gallon size Heavenly Bamboo shrubs, not to exceed 3 feet in height. The proposed trees include Evergreen Pear and Yew Pine. Shrubs, including Heavenly Bamboo, Pink Princess Escallonia, and Blue Lily of the Nile, are used to complete the planting schemes. Clearly portrayed location, coverage and specifications of the permanent automatic irrigation system must be included in the plan according to MPMC § 21.22.270.

#### **CONCLUSION:**

Staff reviewed the application and believes the proposed new construction is appropriate for the site and complimentary with surrounding building.

#### **CONDITIONS OF APPROVAL:**

1. All work performed must be in substantial conformance with the colored elevations and samples date-stamped June 12, 2013 unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of Monterey Park Municipal Code (MPMC) Section 21.72.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. All buildings or structures on the property shall remain free of graffiti. Failure of the applicant/property owner to remove any graffiti, upon 24 hours written notice by the City, shall authorize the City to remove or mask said graffiti at the cost of the applicant/property owner.
4. The property shall be kept free of trash and debris at all times.
5. The applicant/property owner shall sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
6. This design approval for a new one-story commercial building is not an approval of building permits, which must be applied for separately with the Building Division.



7. All signs, together with all of their supports, braces, guys and anchors, shall be kept in good repair and in proper state of preservation. The display surfaces of all signs shall be kept neatly posted at all times. The sign faces must be re-painted at any sign of chipping or fading.
8. When the use is discontinued, the business owner and/or property owner shall remove all signage and repair/repaint any affected surfaces within 30 days.
9. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
10. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
11. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
12. The required driveway width in front of the building must be 26 feet.
13. Clearly portray the location, coverage and specifications of the permanent automatic irrigation system on an irrigation plan to be submitted at time of plan check.

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James Funk, Lead Planner/Economic and  
Development Special Projects Manager

Attachments:

1. Site, Floor and Elevation Plans
2. Landscape Plan
3. Colored Elevations

## EXHIBIT B

Design Review Board Staff Report, dated November 18, 2014



# Design Review Board Staff Report

**DATE:** November 18, 2014

**AGENDA ITEM NO:** 1-A

**TO:** Design Review Board

**FROM:** Michael A. Huntley, Community and Economic Development Director

**BY:** Samantha Tewasart, Senior Planner

**SUBJECT:** New Construction Less than 10,000 Square Feet – 795 West Garvey Avenue (DRB-13-11)

## **RECOMMENDATION:**

It is recommended that the Design review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-13-11), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

## **EXECUTIVE SUMMARY:**

This item was continued from the meeting of November 4, 2014 due to a lack of quorum.

## **BACKGROUND:**

The applicant, Patrick Chiu, on behalf of the property owners, is requesting design review approval for a new one-story, 5,250 square feet commercial building at 795 West Garvey Avenue. The subject property is located at the northeast corner of West Garvey Avenue and North Atlantic Boulevard. The property is zoned R-S, P-D (Regional Specialty, Planned Development) and designated Mixed-Use I (MU-I) in the General Plan. The lot is 17,870 square feet in size and surrounded by commercially zoned lots to the north, east, south, and west.

The proposed project was brought before the Design Review Board on August 20, 2013. At the meeting, the Board expressed concerns about several items and requested the applicant make revisions to the project design. The most significant change to the project was to reposition the building from the northern portion of the lot to the southern portion in order to provide building frontage at West Garvey Avenue. Other comments provided by the Board included identifying the height of the roof parapet walls to show that the roof mounted mechanical equipments will be fully screened and providing

elevation details for the trash enclosure. Since the meeting, the applicant has made the requested changes to the project. Additionally, the building elevations have been revised so that at least 75 percent of the building frontages will be comprised of clear fenestration (store windows and doors), per Monterey Park Municipal Code (MPMC) § 21.14.090(C), (5), (e).

### Architecture

The proposed architectural style is modern. The building will be rectangular-shaped with horizontal decorative elements and vertical articulations. The building height will be 26 feet at the highest point. The building elevations will consist of light beige (Dunn Edwards – DE836 Swiss Coffee) smooth stucco walls with metal reveals, accented with horizontal light grey (DE – 1072 L1 Natural Gray) metal panels and two vertical maroon (DE – 918U1 Clove Pink) articulations on the west and east elevations. All four elevations will have 12 feet high glass windows with grid lines, and a black metal awning over the windows, which will feature the storefront and entrances.

### Landscaping

#### West Garvey Avenue

Along West Garvey Avenue, the building will be setback 4 feet from the south property line to provide a 15 feet wide pedestrian realm on West Garvey Avenue, per MPMC § 21.14.090(C). The pedestrian realm includes private and public property (i.e., parkway, sidewalk, and landscaped areas). The purpose of the pedestrian realm is to create a pedestrian-friendly environment by providing amenities like landscaping, street furniture, and signage. Within the 4 feet setback area will be a planter that will be planted with a combination of shrubs and groundcover, including Green Columnar Juniper, Foxtail Fern, Daylily, Blue Lily of the Nile, and French Lavender.

#### North Atlantic Boulevard

At North Atlantic Boulevard, the building will be setback 17 feet 10 inches from the west property line. A 1,044 square feet plaza will be provided within the setback area. Within the plaza, a combination of trees, shrubs and groundcover will be planted, including two 36-inch box size Forest Pansy Redbud trees, two 24-inch box size Southern Magnolia trees, one 24-inch box size Laurus Saratoga tree, Meidilan Rose shrubs, Pink Lady Indian Hawthorn, French Lavender, Blue Lily of the Nile, Daylily, Magenta Rockrose, and Variegated Carmel Creeper. At the center of the plaza will be a paved area where bench seating will be provided. The landscape plan shows a portion of the hardscape will be pea gravel. A condition of approval has been included to require a decorative paved surface instead of the pea gravel, subject to the review and approval of the Planner.

The parking spaces provided at the western portion of the lot will be setback 13 feet 6 inches from the west property line and North Atlantic Boulevard. Within the setback area will be the same plant palette and a 4-foot wide walkway. A condition of approval has been included to provide a bus shelter instead of a 4-foot wide walkway and landscape to be planted around the bus shelter, subject to the review and approval of the Planner.

Throughout Parking Area

The same plant palette will be planted around the perimeter of the property. A condition of approval has been included to require all the raised planter curbs to have rounded corners instead of sharp angular corners. Wax Leaf Privet will be planted east and south of the trash enclosure to screen and soften the appearance of the enclosure.

**CONCLUSION:**

Staff reviewed the application and believes the proposed project is appropriately designed for the site, compatible with the surrounding commercial properties and consistent with the P-D Overlay Zone. The proposed architectural style is modern with varying architectural features and exterior finishes that help to break up the building walls. At this time, signage is not a part of the proposed project; however, any signage proposed on the building will be subject to the review and approval of the Design Review Board.

**ENVIRONMENTAL ASSESSMENT:**

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303 (New Construction or Conversion of Small Structures) and § 15332 (In-Fill Development Projects).

Respectfully submitted,

  
Michael A. Huntley  
Community and Economic Development Director

**Attachments:**

- Exhibit A: Conditions of Approval
- Exhibit B: Design Review Board Staff Report, dated August 20, 2013
- Exhibit C: Site, floor, and elevation plans
- Exhibit D: Color elevations
- Exhibit E: Existing site photographs



# Design Review Board Staff Report

**DATE:** May 5, 2015

**AGENDA ITEM NO:** 2-A

**TO:** Design Review Board

**FROM:** Michael A. Huntley, Community and Economic Development Director

**BY:** Samantha Tewasart, Senior Planner

**SUBJECT:** Exterior Remodel No Increase In Square Footage – 221 North Atlantic Boulevard (DRB-15-13)

## **RECOMMENDATION:**

It is recommended that the Design review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-15-13), subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

## **EXECUTIVE SUMMARY:**

The applicant, Michael Chang of Superco, is requesting design review approval for an exterior remodel with no increase in square footage at 221 North Atlantic Boulevard. The property is zoned R-S (Regional Specialty) and designated Commercial in the General Plan.

Staff believes the proposed facade improvement will not only help to modernize the look of the building but it will also help to revitalize the business. The subject building sits on a site with two other commercial buildings owned by the same property owner. The three buildings were last updated in the 1990s. Over the years the buildings have been repainted for maintenance purposes, but the design of the building reflects its age. The existing business has occupied the building since 1993; the proposed modern design will help the business to stay competitive with the newer chain stores that sell similar products by appealing to a wider market base.

## **Project Description**

The subject property is comprised of three parcels that are 114,998 square feet (2.64 acres), 47,044 square feet (1.08 acres), and 2,200 square feet in size. The subject property is currently developed with three detached commercial buildings that are 20,720 square feet, 43,841 square feet, and 14,532 square feet in size constructed in

1958, 1991, and 1991, respectively. There are three existing subterranean parking levels and at-grade parking. The parking is shared amongst the three buildings.

The subject building is the second building from the southwest corner of the North Atlantic Boulevard and West Emerson Avenue. The building is two-stories and has been occupied by Superco since 1993 according to business licensing records. The first floor is retail and the second floor is storage. In front of the building there are 9 existing diagonal parking spaces.

North of the property are Emerson Avenue and Shun Fat Supermarket, east is Ralphs, south is a three-story commercial building, and west are single-family dwelling units in the City of Alhambra.

### Architecture

The proposed project is an exterior remodel of the existing building with no new square footage. The existing building currently has pink stucco. There two green awnings and two cylindrical columns on both sides of the front entrance that support a triangular aluminum structure. There are four glass display windows on the front elevation emphasized by squared pop-outs. The two pop-outs on the outer portion of the building have a gable roof structure that mimics the triangular structure above the front entrance.

The proposed remodel includes removing the triangular aluminum structure above the front entrance and the two gable roof structures. New smooth cement plaster, anodized aluminum reveals, and exterior paint will be applied to the building exterior. The new color palette will be comprised of white (commercial white 1025-1) and light grays (PPG Paints Cool Slate 1002-3, Dover Gray 1001-5, and Stargazer 1011-3) accented with red (Rum Punch 1190-7), beige (Weathered Sandstone 1082-4) and blue (American Anthem). A new aluminum flat roof canopy (Alucobond) will be installed above the front entrance. The canopy will be powder-coated Bone White (PVDF 2/SR189) and Patriot Red (PVDF 3). No changes are proposed to the existing automatic glass sliding doors, and glass storefronts; however, as part of the remodel new window displays will be provided.

Although signage is shown on the color elevation, it serves only as a place holder as the signage design is being finalized by the business owner and will be presented to the Design Review Board at a future meeting date for review and approval.

### Landscaping

In front of the building is a 2 feet wide planter that will be replanted with Horsetail and the planter adjacent to the sidewalk will be replanted with a combination of Cordyline Electric Pink, Iris Flower, and Echeveria plants. All the proposed plants are drought-tolerant.

### Bollards

There is an existing pedestrian walkway from the public sidewalk to the front entrance. There have been several instances where vehicles have mistaken the walkway for a driveway and have driven up onto the sidewalk. In order to prevent these incidents from



occurring again, as part of the proposed improvements, bollards will be installed perpendicular to the walkway. The bollards will be aluminum powder coated black with a flat top and illuminated. The bollards will stand 42 inches tall and measure 7 inches in diameter.

**CONCLUSION:**

Staff reviewed the application and believes the proposed project is appropriately designed for the site and compatible with the surrounding commercial properties. Some of the projects recently reviewed by the Design Review Board along North Atlantic Boulevard have been more modern in design with clean lines, timeless color choices, and articulation. The proposed facade improvement is modern with varying architectural features and exterior finishes that help to break up the building walls. At this time, signage is not a part of the proposed project; however, any signage proposed on the building will be subject to the review and approval of the Design Review Board.

**ENVIRONMENTAL ASSESSMENT:**

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15301 (Existing Facilities).

Respectfully submitted,

  
\_\_\_\_\_  
Michael A. Huntley  
Community and Economic Development Director

**Attachments:**

- Exhibit A: Conditions of Approval
- Exhibit B: Site, floor, elevation plans
- Exhibit C: Color elevations, plants and bollard details
- Exhibit D: Existing site photographs

# EXHIBIT A

Conditions of Approval

**CONDITIONS OF APPROVAL:**

1. All work performed must be in substantial conformance with the colored elevations and samples date-stamped April 14, 2015 unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of Monterey Park Municipal Code (MPMC) § 21.36.120.
2. Quality of all finished work must be per planner's approval before approval from Planning on building permit final.
3. All buildings or structures on the property must remain free of graffiti. Failure of the property owner to remove any graffiti, upon 24 hours written notice by the City, must authorize the City to remove or mask said graffiti at the cost of the property owner.
4. The property must be kept free of trash and debris at all times.
5. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
6. This design approval for an exterior remodel with no increase square footage is not an approval of building permits, which must be applied for separately with the Building Division.
7. When the use is discontinued, the business owner and/or property owner must remove all signage and repair/repaint any affected surfaces within 30 days.
8. A complete copy of these conditions, as approved, must be listed on the second sheet of plans submitted for a building permit pertaining to this project.
9. All conditions of this approval must be complied with prior to issuance of Planning Division's final approval for building permits.
10. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
11. Any new signage on the building will require Design Review Board approval.



# Design Review Board Staff Report

**DATE:** May 5, 2015

**AGENDA ITEM NO:** 2-B

**TO:** Design Review Board

**FROM:** Michael A. Huntley, Community and Economic Development Director

**BY:** Harald Luna, Assistant Planner

**SUBJECT:** New 2-story single-family residential dwelling with an attached 2-car garage – 541 Cecil Street (DRB-14-11).

## **RECOMMENDATION:**

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-14-11), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

## **EXECUTIVE SUMMARY:**

The applicant, Al Maciel, on behalf of the property owner, is requesting design review approval for the construction of a new 2,499 square foot 2-story single-family residential dwelling with an attached 2-car garage. The property is located on the west side of Cecil Street between East Graves Avenue and Lamont Drive. The property is zoned R-2 (Medium-Multiple Residential) and is designated MDR (Medium Density Residential) in the General Plan.

### **Site Analysis**

To the north, south, east and west are Medium-Density Residential zoned properties with single-family residential dwelling units. The design and character of the surrounding residential dwellings consist of both the mid-century tract and contemporary architectural styles, consisting of single-story and two-story residential buildings with attached and detached garages built in the 1950's. The subject property is currently developed with an 875 square foot one-story single-family residential dwelling with detached 360 square foot 2-car detached garage built in 1949.

### Project Description

The applicant is proposing to demolish the existing one-story single-family residential dwelling with the detached 2-car garage and construct a 2,499 square foot 2-story single-family residential dwelling with an attached 437 square foot 2-car garage. The subject site has a total lot area of 8,060 square feet in size. The total living area will be 2,499 square feet. Based on the lot area of 8,060 square feet, the maximum living area that can be built is 40% or 3,224 square feet.

The R-2 zone allows for 2-stories with a maximum building height of 30 feet. The proposed dwelling will be 2-stories (25 feet) in height. The proposed 2-story residential dwelling meets the required 25 foot front (east) and 25 foot rear (west) yard setback areas, 5 foot side (north and south) setback areas for the first floor, and 10 foot side setback areas for the second floor.

According to the floor plans, the first floor will have a living room, kitchen, dining room, powder room, family room, bedroom with a bathroom, a front porch, laundry room, and an attached 2-car garage. The second floor will have a loft area that is partially open to the first floor, and 3 bedrooms with 3 bathrooms. Single-family residential dwellings with 4 bedrooms or less and under 3,000 square feet of living area require 2 enclosed garage spaces. Based on the number of bedrooms and total living area, the 2-story residential dwelling will provide a 2-car garage. Access to the 2-car garage will be provided by a new 17-foot wide driveway that will take direct access from Cecil Street. There are also additional open parked areas in front of the garage on the driveway for two additional open parking spaces.

### Architecture

The proposed architectural style is a contemporary architectural style with Spanish and Mediterranean architectural elements which will be consistent with existing architectural style of the surrounding residential dwellings. The proposed building elevations consist of a combination of stucco walls painted an off-white color (Merlex Stucco P-6), the front porch walls painted in a brown color (Behr: Soft Chamois PPU4-4) and decorative stone veneer with a stone cap (Coronado: Ledger Stone Base, Shilo Limestone: Savanna). The stone veneer will be used as accent on the bottom portion of the front elevation of the garage and wraps around to the side elevations and on the bottom portions of the front porch columns. The first and second floor of the dwelling will have a hip roof system at varying heights with a front facing gable roof on the front porch. The roof will have terracotta color light weight roof tiles (Eagle Roofing: Capistrano) with decorative stucco covered under eaves painted in a dark brown color (Behr: Antique Earth, PPU5-3). The applicant is proposing to use decorative stucco treated corbels underneath the second floor wall projection on the front elevation that are painted in a dark brown color (Behr: Antique Earth, PPU5-3). The proposed windows will have grid lines and vinyl frames (Value Windows). The window, door and trim moldings will be stucco treated and painted in a dark brown color (Behr: Antique Earth, PPU5-3). The decorative main entry door will be comprised of fiberglass material with a rectangular window (Clipay: Smooth Fiberglass collection) that is painted in an almond color (Behr: Sand Motif

PPU4-13). The garage door will be a sectional decorative aluminum door that will feature square windows with grid lines on the top panel to match the dwelling windows (Clopay: Smooth Fiberglass collection) painted in an almond color (Behr: Sand Motif PPU4-13). The applicant is proposing to use decorative wall light fixtures on the first floor of the dwelling that will have a vintage design. Although the light fixture is decorative, staff is recommending that the applicant, as conditioned, incorporate a decorative contemporary light fixture design to compliment the architectural design of the dwelling.

Furthermore, as part of the construction of the new 2-story residential dwelling staff is recommending that the existing block walls along the front (east) and south side property lines within the front yard setback area, as conditioned, will be stucco treated and painted to match the dwelling.

#### Landscaping

As part of the new construction of the 2-story residential dwelling, the property will include new landscaping. The proposed landscaping will consist of a mixture of plants groundcovers and trees. The proposed plants and groundcovers will include, as conditioned, 5-gallon minimum size Ajuga plant, Bermuda grass, Prairie Dropseed grass, Gold Guinea Vine, and Manzanita Hedge throughout the property. The proposed trees will include, as conditioned, 15-gallon minimum size Sunburst Honey Locust tree and Golden Eclipse Lilac tree. Staff believes that the proposed contemporary architectural style with the landscaped areas is in keeping with the residential character of the area.

Although the project will provide sufficient landscaping to comply with the landscaping requirements for a single-family residential development, staff is recommending that the turf areas within the front yard area be reduced and planted with more drought tolerant plant species.


#### CONCLUSION:

Staff reviewed the application and believes the proposed 2-story single-family residential dwelling is appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a contemporary architectural style that incorporates exterior building finishes and colors, which fits within the character of the neighborhood.

#### Environmental Assessment

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303 (New Construction or Conversion of Small Structures).

Respectfully submitted,



Michael A. Huntley  
Community and Economic Development Director

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Site, floor, elevation and landscape plans
- Exhibit C: Color elevations
- Exhibit D: Existing site photographs



# EXHIBIT A

Conditions of Approval

**CONDITIONS OF APPROVAL:**

1. All work performed must be in substantial conformance with plans date-stamped April 21, 2015, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a 2,499 square foot 2-story single-family residential dwelling with an attached 437 square foot 2-car garage and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. The HVAC Condenser unit must be located in the rear or interior side yard screened from public view and must be located 25 feet from any opening in a residential building on an adjoining lot.
10. All Landscaped areas must be properly maintained at all times.
11. A revised landscaping and irrigation plan must be submitted as part of the plan check submission. The landscape and irrigation plan must clearly indicate the propose type and size of all proposed plants with careful consideration given to the use of drought-tolerant and native specimens, and xeriscaping practices, subject to the review and approval of the Planner.. The plans must show how the hedges and plants will be a minimum of 5-gallon size and minimum of 15-gallon size trees. The irrigation plan must show the use of a drip irrigation system within the landscape

planter areas. The drip irrigation system must be installed and operating prior to final inspection.

12. The plan check plans must show roof drainage, such as gutters and downspouts to match the exterior building colors, subject to the review and approval of the Planner.
13. The existing concrete block walls located along the front (east) and side (south) property lines within the front yard area must be stucco treated with a cap and painted to match the dwelling. The applicant/property owner must verify the ownership and location of the existing block wall on the south side property line and obtain all necessary approvals to perform stucco treatment and painting on wall prior to commencing any work.
14. At the time of plan check the applicant/property owner must submit a revised elevation sheet that shows an exterior modern light fixture design that is consistent with the architectural style of the dwelling, subject to the review and approval of the Planner.